090.0	0006	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	691,500 /	691,500
					USE VALUE:	691,500 /	691,500
					ASSESSED:	691,500 /	691,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		CANDIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC MAHON FLORENCE A/LIFE EST	
Owner 2:		
Owner 3:		
Street 1:	61 CANDIA ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	MC MAHON JOHN E JR--ETAL -
Owner 2:	MC MAHON FLORENCE A -
Street 1:	61 CANDIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .183 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 1536 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7980.000	229,900		461,600	691,500
Total Card	0.183	229,900		461,600	691,500
Total Parcel	0.183	229,900		461,600	691,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.20 | /Parcel: 450.20

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 58181

GIS Ref

GIS Ref

Insp Date 04/24/09

!7354!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 090.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	229,900	0	7,980.	461,600	691,500		Year end	12/23/2021
2021	101	FV	222,400	0	7,980.	461,600	684,000		Year End Roll	12/10/2020
2020	101	FV	222,400	0	7,980.	461,600	684,000	684,000	Year End Roll	12/18/2019
2019	101	FV	193,100	0	7,980.	468,200	661,300	661,300	Year End Roll	1/3/2019
2018	101	FV	193,100	0	7,980.	349,500	542,600	542,600	Year End Roll	12/20/2017
2017	101	FV	193,100	0	7,980.	316,500	509,600	509,600	Year End Roll	1/3/2017
2016	101	FV	193,100	0	7,980.	303,300	496,400	496,400	Year End	1/4/2016
2015	101	FV	181,500	0	7,980.	257,200	438,700	438,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:26:10

LAST REV

Date	Time
09/28/15	08:01:34
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7354

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC MAHON JOHN E	65965-280		8/25/2015	Convenience	10	No	No		
	9617-286		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	58181
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/3/1998	170	Manual	2,400					REROOF
5/18/1993	183		9,000					SCREENED PORCH 12X

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2009	Inspected	163	PATRIOT
1/5/2009	Measured	336	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7980		Sq. Ft.	Site		0	70.	0.83	5									461,582						461,600	

Total AC/HA:	0.18320	Total SF/SM:	7980	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	461,582	Spl Credit		Total:	461,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	333228
Depreciation:	103301
Depreciated Total:	229928

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	97.50
Final Total:	229900	Val/Su SzAd	171.06

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	51.780	39,770
FFL	First Floor	768	148.490	114,037
TQS	3/4 Story	576	148.490	85,527
EFP	Enclos Porch	216	39.830	8,602
ENT	ENTRY	30	26.400	792

Net Sketched Area:	2,358			Total:	248,728
Size Ad	1344	Gross Area	2550	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 090.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	